

PURCHASE AGREEMENT

P.O. Box 2736
Lake City, FL 32056

386-758-9538
Toll Free: 1-888-313-2899

332 SW Deputy J Davis Lane
Lake City, FL

**SHOWCASE
HOMES**
Direct

Fax: 386 758 6889

Email: Showcashedirect@comcast.net

Locally Owned and Operated

SOLD TO <u>Joshua Truesdale / Mike Baker</u>		PHONE <u>(561) 312-3202</u>	DATE
ADDRESS <u>Columbia (No physical)</u>		COUNTY <u>Columbia</u>	EMAIL <u>Jessica.ritter1007@yahoo.com</u>
MAKE <u>Clayton</u>	MODEL <u>Summit</u>	B ROOMS <u>4-3</u>	FLOOR SIZE <u>L 76 W 32</u>
SERIAL NUMBER	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR	HITCH SIZE <u>L 80 W 32</u>
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT	
Delivery: Set-up (State Code) inc.		164,999.00	
New AC Installed inc.			
(3) Sets of State code steps inc.			
Standard white vinyl skirting inc.		SALES TAX <u>6% + \$50.00</u>	
Land Improvements:		9,999.94	
Standard well, septic, and power pole inc.		NON TAXABLE ITEMS <u>450.00</u>	
Dirt Pad Foundation (State Code) inc.		VARIOUS FEES	
Columbia Co permits inc.		1. CASH PRICE	
		\$ <u>175,398.94</u>	
		TRADE-IN ALLOWANCE \$	
		LESS BAL. DUE ON ABOVE \$	
		NET ALLOWANCE	
Deposit is 100% Non Refundable once bank contracts have been ordered.		CASH DOWN PAYMENT <u>7,500.00</u>	
		2. LESS TOTAL CREDITS	
Lot models are as is. Any changes will be the customers responsibility.		3. UNPAID BALANCE OF CASH SALE PRICE <u>\$ 167,898.94</u>	
		Title to said unit shall remain in the Seller until the agreed purchase price there for is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency, there upon title to the within described unit passes to the buyer as of the date of either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.	
		IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.	
FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.		Buyer represents he/she examined the unit and found it suitable for his/her particular needs, and that it is of acceptable quality and that buyer relied upon his/her judgment and inspection in making this determination.	
Seller is not permitted to make plumbing or electrical connections, or connecting certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. (COST OF CHANGES NEEDED FOR COMPLIANCE MUST BE BORNE BY BUYER. IT IS SOLELY THE BUYERS RESPONSIBILITY TO ASSURE THEIR CHOSEN HOME SITE IS ACCEPTABLE FOR HOME PLACEMENT WITHOUT VIOLATION OF ANY LOCAL, STATE, OR FEDERAL GUIDELINES.)		There is no assurance a mobile home can remain level when placed upon any surface other than of level blacktop or concrete.	
Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God, Independent Subcontractors, or any other cause beyond Seller's control.		Buyers warrant that they have read and fully understand and agree to this purchase agreement and the additional terms and conditions, that buyers are of statutory age or older, or have been legally emancipated, that the within described unit, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The Buyer warrant that the property being traded in is free from all encumbrances whatsoever, except as noted above. Buyer agrees each paragraph and provision of this contract is severable. If one portion thereof is invalid the remaining portions shall nevertheless, remain in full force and effect.	
BUYERS FULLY UNDERSTAND AND AGREE THAT THE BUYERS WILL BE SOLELY RESPONSIBLE TO PAY ANY PRICE INCREASES GIVEN BY THE MANUFACTURER UNTIL AT WHICH TIME THE HOME IS BUILT AND INVOICED BY THE MANUFACTURER.		BUYERS HERE BY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS	
SHOWCASE HOMES DIRECT Not Valid Unless Signed and Accepted by an officer of the Company By <u>Scott Collins</u>		SIGNED X <u>[Signature]</u> BUYER SIGNED X <u>[Signature]</u> BUYER	
THIS AGREEMENT (TOGETHER WITH ITS ATTACHED SCHEDULES, ADDENDUM, AND EXHIBITS) CONTAINS AND SETS FORTH THE COMPLETE UNDERSTANDING AND AGREEMENT OF THE BUYERS AND THE SELLER, AND SUPERSEDES ALL PRIOR WRITTEN OR ORAL DISCUSSIONS, AGREEMENTS, COMMUNICATIONS, OR REPRESENTATIONS. THIS AGREEMENT MAY BE MODIFIED ONLY BY MEANS OF A WRITING SIGNED BY THE PARTIES TO THIS AGREEMENT. BUYERS AND SELLER BOTH HAD AN OPPORTUNITY TO REVIEW THIS ENTIRE AGREEMENT WITH THE COUNSEL OF THEIR CHOOSING. IN THE EVENT OF LITIGATION OR RELATED LEGAL ACTIONS INVOLVING THIS AGREEMENT, THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE INTERPRETED AS OF EQUAL WEIGHT BETWEEN BUYERS AND SELLER.			

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 - Toby Witt
District No. 5 - Tim Murphy

**BUILDING AND ZONING
DEPARTMENT**



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

**MOBILE HOME INSTALLER
OBLIGATION LETTER**

I, Ernest Scott Johnson, of Dependable Mobile Home, license number
(Print Name) (Company Name)

IH 1025249, do hereby agree to affix the installation decal onto this manufactured home as required by law and provide a copy of this decal to the permitting authority.

I further understand that once these decals become available I must provide them to obtain any further permits in Columbia County, Florida.

Ernest Scott Johnson
Signature - Licensed Mobile Home Installer

6/27/2022
Date

Job Information

Job Name: Truesdale / Baker

Location: 1431 SW Montego Ave Lake City FL 32024

Application or Permit #: _____

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



COLUMBIA COUNTY BUILDING DEPARTMENT
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, Ernest Scott Johnson, give this authority and I do certify that the below
Installers Name
referenced person(s) listed on this form is/are under my direct supervision and control and
is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Agents Company Name
Lamanda Mote	<i>Lamanda Mote</i>	Permitting Services & More, LLC.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license holder for violations committed by him/her or by his/her authorized person(s) through this document and that I have full responsibility for compliance granted by issuance of such permits.

Ernest Scott Johnson 1025249 6.27.22
License Holders Signature (Notarized) License Number Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Alachua

The above license holder, whose name is Ernest Scott Johnson,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 27 day of June, 2022.

Sharon M. Milton
NOTARY'S SIGNATURE

(Seal/Stamp)

